

**LEE VALLEY REGIONAL PARK AUTHORITY**

**REGENERATION & PLANNING COMMITTEE (by remote access)  
23 APRIL 2020**

Members in remote attendance	David Andrews (Chairman) Chris Kennedy (Vice Chairman) John Bevan Denise Jones	Heather Johnson Valerie Metcalfe Gordon Nicholson Paul Osborn
---------------------------------	---	--

Apologies: Christine Hamilton  
Mary Sartin

In Remote Attendance: Derrick Ashley

Officers In remote attendance	Beryl Foster Claire Martin Jon Carney Simon Clarke Sandra Bertschin	- Deputy Chief Executive - Head of Planning - Corporate Director - Head of IT (part time) - Committee & Members' Services Manager
----------------------------------	---	---

Part I

90 DECLARATIONS OF INTEREST

There were no declarations of interest.

91 MINUTES OF LAST MEETING

**THAT the Minutes of the Regeneration & Planning Committee meeting held on 27 February 2020 be approved and signed.**

92 PUBLIC SPEAKING

No requests from the public to speak or present petitions had been received for this meeting.

93 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL, NAZEING GLASS WORKS LTD, NAZEING NEW ROAD, NAZEING, BROXBOURNE, EN10 6SU Paper RP/39/20

Application for outline planning permission for demolition of all buildings and structures on site and comprehensive mixed use development comprising up to 5,000sqm (GIA) floorspace for employment uses including retail (Class A1), Office (Class B1a), Light Industrial (Class B1c), Health Care (Class D1), Leisure (Class D2), a maximum of 230 residential (Class C3) units, the formation of new pedestrian, cycle and vehicular circulation routes and means of access, new private and public open space, play space, cycle and vehicular parking

The report was introduced by the Head of Planning.

Member comments included:

- if provision of open space within the development had been reduced because of the surrounding open space and that open space was consequently more heavily used which therefore required more maintenance, should the developer be asked for some type of endowment to off-set these increased costs?
- the need for some type of agreement in perpetuity for management of the hedge and boundary treatment as sometimes residents tried to make their own exit in boundary hedges.

In response it was advised:

- usually the Authority was responsible for maintenance costs of its open spaces;
- maintenance costs could be raised with the developer as part of the Section 106 contribution but any agreement would need to be brokered by the District Council;
- the hedge line would be an important element of the landscape scheme.

- (1) Epping Forest District Council be informed that whilst the Authority has no objection in principle to the current outline application it considers that conditions should be included in any consent granted to ensure:**
  - (a) details are provided on the final appearance of the development including its design and use of materials;**
  - (b) a detailed lighting plan or strategy is produced, based on the ecological surveys, to take particular account of the adjoining areas of the Regional Park and the habitats these contain;**
  - (c) the mitigation, compensation and enhancement measures recommended as a result of the ecological assessment are incorporated within the development, in particular:**
    - (i) planting of a new hedgerow along the north eastern boundary and planting up of gaps in existing hedgerow along the eastern and south eastern boundary to create a linking wildlife habitat and help prevent light spill;**
    - (ii) creation of a species rich rough grassland area within the south of the site to compensate for the loss of scrub habitat where the new access road is proposed;**
    - (iii) provision of an ecological corridor along the north eastern boundary – any play features to be kept separate to ensure a wildlife friendly environment; and**
    - (iv) production of a Construction Management Plan that includes a precautionary approach with regard to reptiles, noting that excavations should be covered at night – important for both Hedgehogs and Badgers.**
- (2) the Council should consult the Authority on the above conditions in due course;**
- (3) that if Epping Forest District Council are minded to approve the outline planning application, a Section 106 Agreement should be included and terms agreed to secure contributions towards habitat enhancements within the adjoining areas of the Regional Park and pedestrian access improvements to connect with the Lee Valley Walk and the Lee Valley Pathway as specified in the attached Schedule was approved.**

---

Chairman

---

Date

The meeting started at 12.35pm and ended at 13.05pm